

ZB# 72-25

Knox Village

4-8-14

72-25 - Knox Village Blumenthal.

Jeopardy

hearing

Jan. 15, 1973

8 p.m.

(file w/

Town Clerk)

Withdrawn

GENERAL RECEIPT

1222

Town of New Windsor, N. Y.

Feb 26, 1973

Received of Zoning Board - \$25⁰⁰₀₀

Twenty five and 00/100 Dollars

For Variance for Knox Village - Blumenfeld # 25-1972

DISTRIBUTION

FUND	CODE	AMOUNT

Town clerk
TITLE

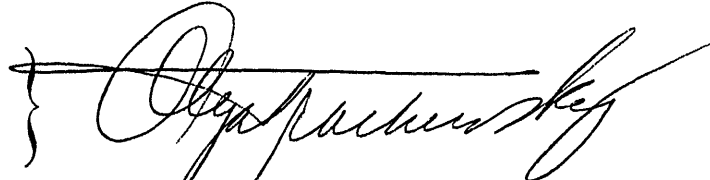
BY W O Dineley Deputy

PUBLIC NOTICE OF HEARING BEFORE THE ZONING BOARD OF APPEALS
PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Town of New Windsor, New York, will hold a public hearing pursuant to Section 48-31-A of the Zoning Ordinance on the following proposition:
Request of KNOX VILLAGE, INC. for a Variance of the regulations of the Zoning Ordinance to permit construction of garden apartments being a Variance of Article IV, Section 48-14-B for property owned by him situated as follows between Route 42 and Knox Headquarters and the Cornwall Town Line and Marshall Park and Knox Village.
SAID HEARING will take place on the 15th day of January 1973 at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N.Y. beginning at 6:00 P.M.
FRED WYGANT, Chairman
By Patricia Bell, Sec'y
JAN 5 1973

State of New York
County of Orange, ss:

Olga Trachewsky , being duly sworn deposes and she
says that she is Principal Clerk of Newburgh-Beacon News Co., Inc., Publisher of The Evening News, a daily newspaper published and of general circulation in the Counties of Orange and Dutchess, and that the notice of which the annexed is a true copy was published
One Time
in said newspaper, commencing on the.....5th.....day of January
.....A.D., 19 73 , and ending on the5th..... day of January..... A.D., 19 73

Subscribed and sworn to before me this
8th
..... day of..... 19..... 73


Robert J. Wachs

Notary Public of the State of New York, County of Orange.
MY COMMISSION EXPIRES MARCH 30, 19 74

RIDER, WEINER & LOEB, P.C.
ATTORNEYS AND COUNSELLORS AT LAW

M J RIDER (1908-1968)
ELLIOTT M WEINER
JAMES R LOEB
DAVID L RIDER
JOHN K MCGUIRK

POST OFFICE BOX 1268
LITTLE BRITAIN ROAD (ROUTE 207)
NEWBURGH, NEW YORK 12550
(914) 562-8700

February 2, 1973

Re: Knox Village
File #10,097

Zoning Board of Appeals
Town of New Windsor,
Town Hall,
New Windsor, N. Y.

Gentlemen:

Knox Village has decided to withdraw its application for a variance which was previously submitted to you.

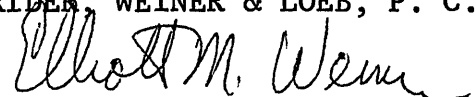
Thank you very much for your cooperation.

EMW:eml

Very truly yours,

RIDER, WEINER & LOEB, P. C.

By:



Adopted 12/20/65

APPLICATION FOR VARIANCE

Application No. 72-25

Date: 1-2-73

TO THE ZONING BOARD OF APPEALS OF THE TOWN OF NEW WINDSOR, NEW YORK

I (We) KNOX VILLAGE, INC.

of Route 94
(Street & Number)

New Windsor

New York
(State)

HEREBY MAKE

APPLICATION FOR A VARIANCE:

A. Location of the Property Route 32

(Street & Number)

RM

(Zone)

B. Provision of the Zoning Ordinance Applicable: (Indicate the article, section, sub-section and paragraph of the Zoning Ordinance applicable, by number. Do not quote the ordinance.) Art. IV, 4-8-14 B

C. NOTE: NECESSARY FINDINGS: Before any Variance is granted, the Zoning Board of Appeals must find all of the following conditions to be present:

1. Conditions and circumstances are unique to the applicant's land, structure or building and do not apply to the neighboring lands, structures or buildings in the same zone because: The applicant seeks to complete an existing multi-family development which was commenced prior to the adoption of the Ordinance. In the other section of the project the building length is 184 feet and applicant seeks to make the new buildings the same length.

2. Strict application of the provisions of this ordinance would deprive the applicant of a reasonable use of the land, structure or building in a manner equivalent to the use permitted to be made by other owners of their neighboring lands, structures or buildings in the same zone because: The balance of applicant's project, which was approved prior to the present ordinance, encompasses structures of 184 feet in order to complete the project in a harmonious fashion.

3. The unique conditions and circumstances are not the result of actions taken of the applicant subsequent to the adoption of the Ordinance because: The applicant constructed and/or secured approval for the original section of the project prior to the adoption of the zoning ordinance.

4. Relief, if approved, will not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance because: The construction of buildings 184 feet rather than 160 feet will permit the development of a higher quality project and will also permit the completion of the project in a harmonious fashion.
5. Relief, if approved, will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zone because: The majority of the overall project already is constructed on the basis of structures 184 feet in length.

D. Describe in detail how the property is to be used and submit plans or sketches in duplicate.

The applicant is the owner and developer of a multi-family project within the Town of New Windsor; the property which is the subject of this application is zoned for multiple dwellings and the relief which the applicant seeks is an area variance. The present zoning ordinance limits buildings lengths in the multi-family zone to 160 feet. The applicant seeks to construct buildings 184 feet in length, or 24 feet longer than the present ordinance permits. The buildings sought to be constructed will be of the same architectural characteristics as buildings applicant has previously constructed on the balance of the multi-family project sited on lands immediately adjoining the property which is the subject

- E. Application to be accompanied by two checks, one payable to the Town of New Windsor in the amount decided by the Board and the second check payable to the Secretary for taking the public hearing minutes. Applications to be returned to: Secretary of ZBA.
- F. NOTICE OF HEARING: Applicant agrees to send notice of any public hearing via registered or certified mail to all abutting land owners as required by Sec. 9.4.1. of the Ordinance.

- G. If the property in question is located within a radius of 500 ft. of an adjoining municipality, the Board should be notified. Also, have your attorney check Sec. 239 l&M of the Gen. Municipal Law to see if it applies. If so, notify the Orange County Planning Board by sending them an application.

Dated: January 2, 1973

By: *Ellis M. Wanner*

Signature of Applicant (Agent)

STATE OF NEW YORK) SS.:
COUNTY OF ORANGE)

Sworn to on this 2nd day of January, 19 73.

Route 207, Newburgh, N. Y. 12550

Address

914-JO-2-8700

Telephone Number

Emily M. Langley
EMILY M. LANGLEY, Notary Public
NOTARY PUBLIC, State of New York
My Commission Expires March 30, 19 74

(DO NOT WRITE IN THIS SPACE)

Application No. _____
Date of Hearing _____
Date of Decision _____

Date Received _____
Notice Published _____

DECISION:

*Application
Withdrawn Feb. 2/73.*

(D.) of this application.

Applicant believes that it is entitled to the area variance it seeks for several reasons; the first being that it will permit applicant to complete the overall project in a manner which is harmonious in that the new section of the project will fit in architecturally with the existing structures. In addition, applicant believes that under the standard Court developed tests for area variances the applicant meets all of the requirements. The variance sought is not substantial, 24 feet additional building lengths, particularly in view of the fact that applicant meets all of the other bulk requirements set forth in the ordinance. It is particularly important to note that the applicant does not seek any increase in density in the multi-family zone but merely seeks to increase and enlarge the living area provided for the occupants of the multi-family dwellings. This will not result in an increase in population or demand upon available Governmental facilities because there will be no increase in the number of units produced, but it will, of course, result in an increase in tax revenues produced for the town because the structures themselves will be larger and hence liable to an increased assessment. There, of course, will be no substantial change produced in the character of the neighborhood. In fact, there will be no change at all produced in that the new buildings proposed will be identical, architecturally, with the present buildings. There is no feasible method available to the applicant to produce apartment units of the size and quality it seeks other than to increase the total number of structures sited on the property. However, applicant believes that this will not produce as appealing an overall appearance as can be done by merely lengthening the buildings by 24 feet and matching the existing structures.

Applicant submits to this Board that in view of all of the factors contained in the application for the variance, the interest of justice will be served by allowing the variance. In addition, applicant foresees no possible threat or endangerment to the public health, safety and welfare of the citizens of the Town of New Windsor by granting this area variance.

January 19, 1973

Supervisor Theodore Marsden
Town Hall
Union Avenue
New Windsor, NY

Dear Mr. Marsden:

We attended a meeting of the Zoning Board of Appeals on January 15, 1973. At that meeting Knox Village, Inc. requested a variance of the regulations of the Zoning Ordinance to permit construction of garden apartments being a variance of Article IV, Section 4-8-14B for property owned by him situated between Route 32 and Knox Headquarters and the Cornwall Town line and Marshall Park and Knox Village.

The purpose of this letter is not to comment on the above meeting or the current appeal of Knox Village, Inc.; but to raise several questions concerning the re-zoning of the land in question from residential (single dwelling) to multi-dwelling.

Over a hundred residents of Marshall Park vicinity and adjoining areas attended a meeting of the Zoning Board of Appeals on March 15, 1971 at which time re-zoning of this land from residential (single dwelling) to multi-dwelling was discussed. At that time the board recommended that the land should not be re-zoned to multi-dwelling. However, through the course of events from that meeting, the town council acting on a petition from Knox Village, Inc. has re-zoned this land from residential (single dwelling) to multi-dwelling.

Although, as we learned January 15, 1973, a public notice (newspaper) was issued concerning the town council public hearing, the residents of Marshall Park and adjoining areas were not aware of the town council public hearing, due to the nature of the notice.

Supervisor Theodore Marsden -2-

January 19, 1973

The residents of Marshall Park vicinity and adjoining areas feel an injustice has been committed and that they can contribute relevant facts why the land in question should not have been re-zoned.

Therefore, the residents who have signed the attached petition respectfully request another public hearing regarding the re-zoning of the land in question back to residential (single dwelling).

Please contact Ronald P. Wauters at 3 Kearney Drive, New Windsor, who represents the residents of Marshall Park and adjoining areas, with the procedure to be followed to execute our petition. Thank you.

Cordially yours,

Ronald P. Wauters Frank Bonanno

Ronald P. Wauters Frank Bonanno

Attachment

cc: Mr. Fred Wygant
Mr. Joseph Tallarico

January 20, 1973

Public Petition - Residents of Marshall Park Vicinity
and Adjoining Areas

The below listed residents of Marshall Park vicinity and adjoining areas wish to petition the town council to re-zone the tract of land between Route 32 and Knox Headquarters and the Cornwall Town line and Marshall Park and Knox Village from multi-dwelling to residential (single dwelling). Likewise, all of those listed below were not aware of the initial town council public hearing concerning re-zoning of this land from residential to multi-dwelling.

NAME

ADDRESS

MR. Ronald P Wauters	3 Kearney Dr, New Windsor, N.Y.
Mrs. Thelma H. Hutton	3 Kearney Dr. New Windsor, N.Y.
Mr. Walter Olson	9 Kearney Dr. New Windsor, N.Y.
Mr. Thomas H. H. H.	26 TRUX DR VALE GATE NY
Mr. Andrew D. King	24 Trux Dr New Windsor, N.Y.
Louis E. H. H.	22 Trux Dr. New Windsor, N.Y.
Mary B. Arseneault	22 Trux Dr, New Windsor, N.Y.
Mrs. Mona Balcock	5 Kearney Drive, Vale Gate, N.Y.
Mr. H. H. H.	20 Trux Dr New Windsor, N.Y.
Je de H. H.	7 Kearney Dr New Windsor, N.Y.
Wade P. Crawford	10 Kearney Dr. Vale Gate, N.Y.
Mr. H. H. H.	Box 515
Mrs. Mona Balcock	#25 Kearney Drive, Vale Gate, N.Y.
Mr. H. H. H.	8 Kearney Dr. Vale Gate, N.Y.

NAMEADDRESS

Richard M. Dugan
Miriam Dugan

P.O. Box 244
6 Kearney Dr Vails Gate
N.Y. 12584

Judith J. Agostino

4 Kearney Dr. Vails Gate

Samuel Chiesema

11 Marshall Drive East Vails Gate N.Y.

Elizabeth Vincenna

11 Marshall Drive East

Alfred & Lillian Riley

Vails Gate, N.Y.

Ernest W. Wills

6 Marshall Dr east Vails Gate N.Y.

9 Marshall Dr Vails Gate

9 Marshall Dr Vails Gate, N.Y.

5 Marshall Dr Vails Gate N.Y.

" " " " " "

55 Haight Drive, Vails Gate, N.Y.

4 Haight Drive, Vails Gate

9 Haight Drive

9 Haight Drive

11 Haight Drive

59 Haight Drive

John J. Gardner

Edward P. Gardner Jr.

Ronald T. Seis

Candace M. Squires

Mrs William Menzie

William Menzie

John J. Bond

Chapman

NAME

Jack Pearson

۱۱

Formula Biography

William Ellery

Radu + Maria Dacian

Book Review

Gene Delina

Editha Wilson

100

Stewart Adams

Cherry & Waples

Scotch Whisky

Thomas W. Clancy

ADDRESS

7 Haight Davis New Windsor.

Reference to General Log

Macqueline St. Germain, n.v.

Quercus velutina S. (Pursh), Nutt.

Franklin Heights Box 164
Clark, Ga

David Galt

Technique is much

Jacqueline St. Germain

Frederick de Cernadei

pen - pen

jacqueline & conrad

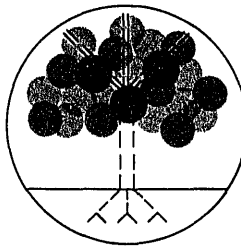
Specimen of *St. (Cinnam.)*.
 Specimen of *Cinnam.*

Chrysolina *visinaria* *St.*

Dezember 1894

Department of Planning

Peter Garrison, AIP, Commissioner
Edwin J. Garling, AIP, Deputy Commissioner



The County Building
Goshen, New York 10924
(914) 294-5151

County of Orange

Louis V. Mills, County Executive

January 11, 1973

Mrs. Patricia Delio, Secretary
Zoning Board of Appeals
Town of New Windsor
7 Franklin Avenue
New Windsor, New York 12550

RE: Area Variance - Knox Village
Route 32
Our File No. 73-2-M

Dear Mrs. Delio:

We are in receipt of a copy of the notice of hearing and the application pending before your Board. In accordance with the provisions of Sections 239 L and M of the General Municipal Law, we have made our review and find no objection to vary building lengths 24 feet greater than presently permitted in the ordinance.

Since the applicant must submit a site plan to the Planning Board, we will withhold commenting on the layout pending notification from the Planning Board that plans have been formally presented for review. If available, we would like to obtain a copy of the overall scheme showing the existing development and the proposed addition to the garden apartment complex.

Very truly yours,

Peter Garrison
Peter Garrison
Commissioner of Planning

Reviewed by:
Joel Shaw
Senior Planner
JS/bd
cc: J. Tallarico
J. Loeb, Attorney
R. Wells, Architect

Public Hearing 8 p.m. - Knox Village 1/15/73

Spectators:

<u>Name</u>	<u>Address</u>
Louis E. Arseneault	22 Truxton Dr. New Windsor
Mary B. Arseneault	22 Truxton Dr. New Windsor
Anthony De Miceli	Box 283 Vail's Gate N.Y.
Michael J. Lewis	Box 231 Vail's Gate Haight Dr
Vincent Dardone	Temple Hill Rd.
Frances Dardone	Temple Hill Rd
Ronald P. Winters	3 Kearney Dr, New Windsor, N.Y.
Frank Dominico	7 HAIGHT Dr New Windsor N.Y.
MAHONEY	Blooming Knoll Tpk.

BERNARD KESSLER, P.E.

Consulting Engineer

6 FLEETWOOD AVENUE

Spring Valley, N.Y. 10977

914 356-0217

January 14, 1973

Zoning Board of Appeals
Town of New Windsor
New Windsor, New York 12550

Att. Fred Wygant, Chairman
Re: Knox Village
Application for Variance

Dear Mr. Wygant,

In answer to your request on the specific variances required by Knox Village, let me first inform you that Mr. Collett has advised me that this site is to be reviewed within the "Under 5 Acres" provision of the RC District. Ownership of the property and pre-application predate the Zoning Ordinance split into "Under" and "Over" 5 Acres. Within these provisions, the necessary variances required appear to be for the lengths of Building Nos. 1, 2, 3, 6, 7, and 8. All exceed the maximum permitted 160 feet.

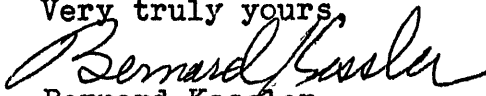
A least two other items should be clarified prior to hearing the variance request since they may change the site configuration. First, it should be determined if there are deed restrictions on parking within the 50' wide gas easement adjacent to Building No. 1. Second, the parking arrangement should be improved. I believe the required $1\frac{1}{2}$ spaces per unit should be located adjacent to the units they serve. The following groupings of buildings with their adjacent spaces indicate some deficiencies in this planning.

<u>Building Nos.</u>	<u>Adjacent Parking Areas</u>	<u>Units</u>	<u>Convenient Spaces</u>		<u>+</u> <u>-</u>
			<u>Req'd</u>	<u>Provided</u>	
1, 2	A, B	56	84	101	+17
3	C	32	48	45	-3
4, 5	D	24	36	32	-4
6	E	32	48	24	-24
7, 8	F, G	56	84	68	-16

The surfeit of spaces adjacent to Building Nos 1 and 2 is of no use to any other building. Parking areas "H" and "I" are reached only by crossing the major 36 foot wide through road and they are not convenient to any building.

I trust the above information is of use to you.

Very truly yours,


Bernard Kessler

CC Planning Board
H. Collett, Bldg. Insp.



OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Knox Village Property

Chairman
Ellsworth E. Weyant
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

The State of New York
C/O County Finance Officer
Goshen, New York 10924

Siano, Michael J. & Carolyn
Vails Gate New York 12584

Carioni, Frank et al.
P.O. Box 4
Vails Gate, New York 12584

Mageau, Leo F. & Gladys V.
Truex Drive
New Windsor, New York 12584

Arseneavalt, Louis E. & Mary B.
Truex Drive
New Windsor, New York 12550

Kinsley, John E. & Mary E.
P.O. Box 183
Vails Gate, New York 12584

Villa, Frank J. & Margaret I.
61 Haight Drive
New Windsor, New York 12550

Patterson, Clara S.
59 Haight Drive
New Windsor, New York 12550

Bond, John J. & Mary A.
38 Schneider Avenue
Highland Falls New York

Lenko, George & Paraskevi
Vails Gate New York 12584

Bonanno, Frank & Lucy
Haight Drive
Vails Gate, New York 12584

Graham, Richard B. & Felicia G.
41 Ona Lane
New Windsor, New York 12550

Vail, Raymond H. & Elizabeth R.
Vails Gate, New York 12584

Duquense, Richard M. & Miriam T.
Box 244
Vails Gate, New York 12584

Harris, Benjamin & Bella
200 Route 9W
New Windsor, New York 12550

De Benedictus, Thomas & Rosanne
Trudex Drive
New Windsor, New York 12550

DeFeo, Joseph R. & Dorothy M.
Vails Gate, New York 12584

Poremba, Robert W. & Bernadette M.
23 Kearney Drive
New Windsor, New York 12550

Moody, Robert W. & Maxine P.
Haight Drive
New Windsor, New York 12550

Pushman, Albert & William
Route 32
New Windsor, New York 12550

Pushman, Albert & Josephine
Vails Gate, New York 12584

Pushman, William J. & Marion L.
Route 32
Vails Gate, New York 12584

Carione, John & Louise
Route 32
New Windsor, New York 12550

Dahlin, Raymond G. & Jean M.
Box 508
Vails Gate, New York 12584

Mobil Oil Corp.
C/O C.M. Nelson
50 West 44th Street
New York, New York 10036

Atkins, Nathaniel & Lula M.
8 Haight Drive
New Windsor, New York 12550



1768

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Knox Village Property

Squires, James T. & Candice
21 Haight Drive
New Windsor, New York 12550

D'Agostino, Isidore & Rose
Kearney Drive
New Windsor, New York 12550

Lewis, Runston & Joyce Y.
55 Haight Drive
New Windsor, New York 12550

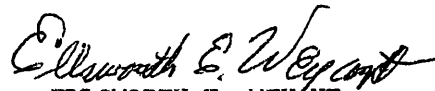
Gonzalez, Joseph J. & Gertrude M.
15 Haight Drive
New Windsor, New York 12550

DiGiugno, Andrew Jr. & Sue
24 Truex Drive
New Windsor, New York 12550

Rischer, Milton & Ruth E.
1 Blooming Grove Tpke.
New Windsor, New York 12550

Chairman
Ellsworth E. Weyant
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

Respectfully submitted,


ELLSWORTH E. WEYANT
Sole Assessor
Town of New Windsor

EEW/pk

RIDER, WEINER & LOEB, P.C.
ATTORNEYS AND COUNSELLORS AT LAW

M J RIDER (1906-1968)
ELLIOTT M. WEINER
JAMES R. LOEB
DAVID L RIDER
JOHN K MCGUIRK

POST OFFICE BOX 1268
LITTLE BRITAIN ROAD (ROUTE 207)
NEWBURGH, NEW YORK 12550
(914) 562-8700

January 3, 1973

Re: Knox Village

Mrs. Patricia Delio,
Secretary,
New Windsor Zoning Board
of Appeals,
7 Franklin Avenue,
New Windsor, N. Y. 12550

Dear Pat:

In accordance with our telephone conversation, I'm enclosing herewith two checks, one to the order of the Town of New Windsor for \$25.00 for the application fee and one to your order in the amount of \$25.00 for taking minutes at the public hearing.

Thank you very much for your cooperation.

EMW:eml

Enc.

cc-Ben Blumenfeld

Very truly yours,

RIDER, WEINER & LOEB, P. C.

By: *Elliott M. Weiner*

APPLICATION is hereby made for the following:

Agenda _____ Service _____

1. Name KNOX VILLAGE ASS.

Address 2375 HUDSON TERR FORT LEE N.J.

Telephone Number 5612823

Are you the owner of the property? Yes

2. Briefly describe intention (or attach) and location of property:

3. PLANNING BOARD

_____ Site Plan Preliminary Meeting

_____ Subdivision Preliminary Meeting

_____ Informational Meeting

AGENDA DATE _____

4. ZONING BOARD OF APPEALS

_____ Interpretation of Ordinance or Map

☒ Variance (Notify F/B - Plans if necessary)

_____ Informational Meeting

AGENDA DATE JAN 18th per Mr Goeman

5. BUILDING PERMIT

_____ Planning Board action needed

_____ Z.B.A. action needed

_____ Site Plan needed

_____ Subdivision approval needed

_____ Water, Sewer and Highway action needed

ACTION TAKEN:

I do hereby affirm that all fees, permits and charges

72-26
Jan. 15th
8 p.m.

APPLICATION is hereby made for the following:

Agenda _____ Service _____

1. Name KNOX VILLAGE ASS.

Address 2375 HUDSON TERR FORT LEE N.J.

Telephone Number 5612823

Are you the owner of the property? Yes

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_____ Subdivision Preliminary Meeting

_____ Informational Meeting

AGENDA DATE _____

4. ZONING BOARD OF APPEALS

_____ Interpretation of Ordinance or Map

☒ Variance (Notify F/B - Plans if necessary)

_____ Informational Meeting

AGENDA DATE JAN 18th per Mr Goeman

5. BUILDING PERMIT

_____ Planning Board action needed

_____ Z.B.A. action needed

_____ Site Plan needed

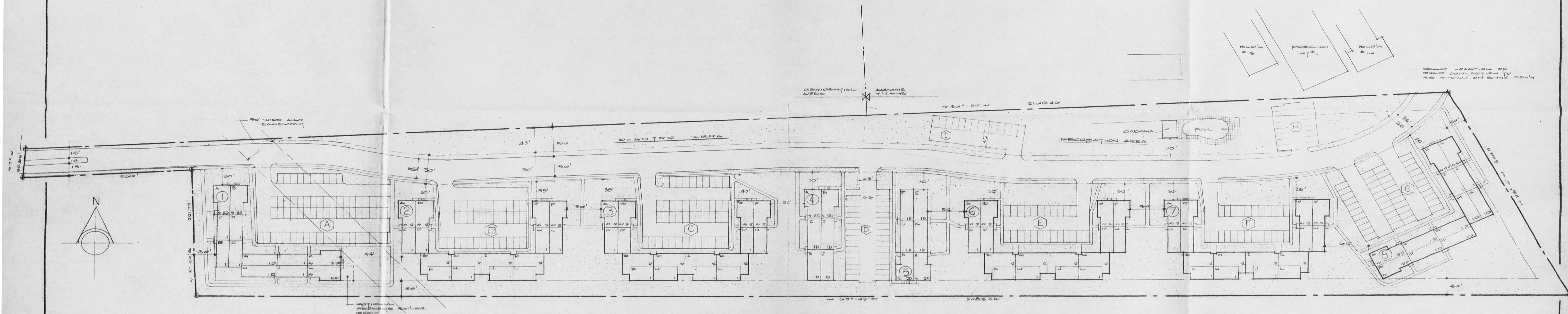
_____ Subdivision approval needed

_____ Water, Sewer and Highway action needed

ACTION TAKEN:

I do hereby affirm that all fees, permits and charges applicable under the laws and ordinances of the State of New York and the Town of New Windsor will be paid and that any expenses for advertising of Public Hearing or meetings will be paid. Also any legal or engineering fees for review of this project.

Signed: 



PLOT PLAN
1/2" = 1' - 0"

TABULATION

BUILDING NO.	1. FLOE	1. FLOE W/D	2. FLOE	2. FLOE W/D
1	12	4	—	8
2	10	—	10	—
3	10	—	10	—
4	—	8	—	4
5	—	8	—	4
6	10	—	10	—
7	10	—	10	—
8	4	12	10	8
	80	52	64	24
TOTAL 300 UNITS				

PARKING

AREA	SPACES
1	60
2	25
3	45
4	32
5	24
6	24
7	44
8	10
9	14

RAYMOND R. WELLS ARCHITECT PLANNING N. J.		<i>Raymond R. Wells</i> * 7817
SIXTH VILLAGE LUXURY APARTMENTS NEW WINDSOR, N. Y.		
DRAWN BY	PLOT PLAN	
DATE	NOV 10, 1972	
NOT VALID UNLESS RECALLED		